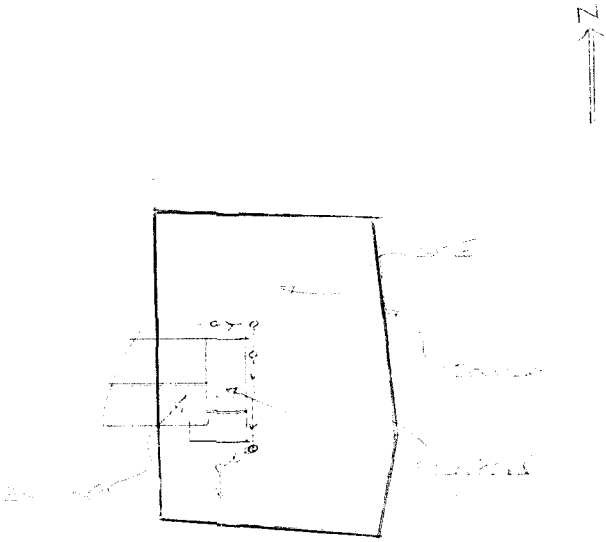


Ref: 0675/00

FOUNDATIONS

FOUNDATIONS TO BE STH GRADE CONCRETE
FOR 260mm WALLS FOUNDATIONS TO BE
700mm x 300mm
MIN 1.0m DEEP IF IN SHRINKABLE SUBSOIL
AND IN ACCORDANCE WITH THE REQUIREMENTS
OF THE LOCAL AUTHORITY BUILDING CONTROL DEPT.
SINGLE WALL FOUNDATIONS TO BE 450 x 300mm.

FLOOR CONSTRUCTION

65mm CEMENT/SAND SCREED
100 STH GRADE CONCRETE OVERSITE
500g POLYTHENE SEPARATING MEMBRANE
50mm FLOORING GRADE INSULATION.
1200g POLYTHENE DAMP PROOF MEMBRANE
(LAPPED WITH DPC IN WALLS)
25mm SAND BLINDING
150mm MIN. CONSOLIDATED HARDCORE.
INSULATION TO HAVE 25mm UPSTAND AT WALL PERIMETER.

WALL CONSTRUCTION

BELOW GROUND:-
TO BE 100mm 'CLASS A' CONCRETE BLOCKS
CAVITY FILLED TO 225mm BELOW DPC.

ABOVE GROUND:-
TO BE 260mm CAVITY WALLS AS FOLLOWS:-
100mm FACING BRICK TO MATCH EXISTING
60mm CAVITY WITH MINERAL WOOL INSULATION.
100mm LOAD BEARING INSULATION BLOCKS.
ALL TO BE TIED TOGETHER USING GALV. M.S.
WALL TIES POSITIONED AT DISTANCES NOT
EXCEEDING 900mm HORIZONTALLY AND 450mm
VERTICALLY.
ALL TIES TO BE STAGGERED AND PLACED
AT EVERY COURSE VERTICALLY AT ALL RETURNS
AND REVEALS.
CONTINUED →

INTERNAL FINISH TO BE A 12.5mm RENDER WITH
A 'GYPSUM' PLASTER SKIM TO GIVE A
MAXIMUM 'U' VALUE OF 0.45 w/m²°C.
DPC IN WALLS TO BE A MINIMUM 150mm
ABOVE FINISHED GROUND LEVEL.
AN INSULATING VERTICAL DPC IS TO BE
PROVIDED TO ALL CAVITY CLOSURES.

WINDOWS + DOORS

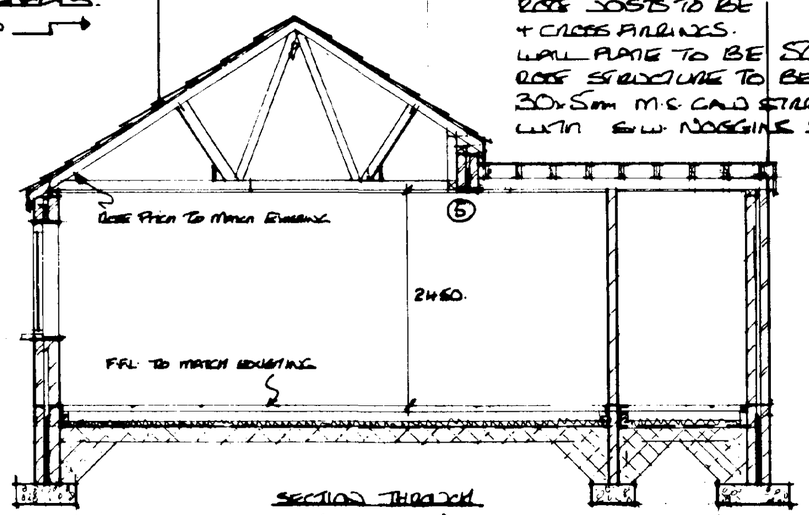
WINDOWS DOORS TO BE PURPOSE MADE
WHITE PVC AND WEATHER STRIPPED
GLAZING TO WINDOWS LESS THAN 800mm
AND DOORS LESS THAN 1500mm ABOVE
FLOOR TO BE TOUGHENED SAFETY GLASS
IN ACCORDANCE WITH BS 6206: 1981.
CRITICAL GLAZING AREAS TO COMPLY!

TRICKLE VENTILATION

ALL HABITABLE ROOMS TO CONTAIN OPENINGS
USED EQUAL TO 1/20TH FLOOR AREA.
WINDOWS TO HABITABLE ROOMS TO
INCORPORATE TRICKLE VENTS OF MIN. 8000mm².

FLAT ROOF CONSTRUCTION

PROVIDE 3 LAYER FELT ROOF TO BS 747A: 1977
AS FOLLOWS:-
3 LAYER FELT ROOF FINISHED WITH 12.5mm
WHITE SPAR CHIPPINGS BEDDED IN BITUMEN.
FIRST LAYER TYPE 3G PARTIALLY BONDED
TO AND INCLUDING 12.5mm WBP PLYWOOD
DECKING.
SECOND AND THIRD LAYERS TYPE 3B FULLY
BONDED IN BITUMEN
200mm FIBRECLASS INSULATION
TIMBERS (FIRRINGS) TO FALL MIN 1:40 AND
TO ALLOW 50mm MIN VENTILATION ABOVE
INSULATION.
ROOF JOISTS TO BE (SEE SCHEDULE)
+ CROSS FIRRINGS.
WALL PLATE TO BE 50 x 100mm
ROOF STRUCTURE TO BE SECURED TO WALL WITH
30 x 5mm M.S. GALV STRAPS AT MIN 2.0m CTRS
WITH S/W NOGGING BETWEEN.



SECTION THROUGH
(SCALE 1:50)

TILED ROOF CONSTRUCTION

ROOF TILES TO MATCH EXISTING TO COMPLY WITH
BS. 5268: PART 3 1985.
TILTHES AT 40° MIN.
TILES DESIGN TO BE AGREED ON SITE WITH
LOCAL AUTHORITY BUILDING CONTROL DEPT.
38 x 100mm RIDGE NAILED BINDER
38 x 100mm CEILING BRACING.
25 x 100mm WIND BRACING.
ALL TRUSSES STRAPPED TO WALL PLATE
AND GABLE WALL WITH 30 x 5mm GALV
ANCHOR + LATERAL RESTRAINT STRAPS
AT LOWER CEILING LEVEL AT MAX 2000m. CTRS
PROVIDE S/W NOGGING AT STRAP POSITIONS.
50 x 100mm WALL PLATE BEDDED ON
SAND/CEMENT AND HELD IN POSITION BY
ROOF TRUSSES AND 30 x 5mm GALV ANCHOR
STRAPS AT MAX 1200mm CTRS.
ALL TIMBER SC3 GRADE.

LINTELS

LINTELS TO BE IG LINTELS AS SPECIFIED
OR 'CATNIC' EQUIVALENTS.
ALL TO HAVE MINIMUM END BEARING OF
150mm. LINTEL FOR MID-WALL ROOF SUPPORT
TO BEAR ON P.C CONCRETE PADSTONES ON
NEW WALL + EXISTING
LINTELS TO BE PROTECTED INTERNALLY WITH
12.5mm 'GYPSUM' PLASTERBOARD WITH SKIM
FINISH TO ACHIEVE ½ HOUR FIRE RESISTANCE.
OPENING ① TO BE L1/S.
OPENING ② TO BE L1/S
OPENING ③ TO BE L1/HD
OPENING ④ TO BE L1/HD
OPENING ⑤ TO BE L1/HD
OPENING ⑥ TO BE L1/S
OPENING ⑦ TO BE 2 No 100mm BOX BEAMS.

CEILINGS: INSULATION & VENTILATION

200mm FIBRECLASS INSULATION LAID BETWEEN
JOISTS
CEILINGS TO BE 12.5mm 'GYPROC' DUPLEX FOILBACKED
PLASTERBOARD FINISH WITH 3.0mm ADLER GL SKIM.
TILED ROOF TO HAVE MIN 10mm CONTINUOUS GAP
AT EAVES/GABLE LEVEL
FLAT ROOF TO HAVE MIN 25mm CONTINUOUS GAP
AT EAVES.
EACH TO HAVE ½ AREA MESH OVER.
CROSS VENTILATION TO FLAT ROOF TO BE OBTAINED
USING 'CLIDELITE' FV250 VENTILATOR.

SURFACE WATER DRAINAGE

EXCAVATE FOR + PROVIDE + LAY 100mm DIA.
FLEXIBLE JOINTED UPVC DRAINS ON
100mm PEA GRAVEL BED FROM 150mm DIA
UP TO AND BEND AT BASE OF DOWNPIPE
TO NEW SOAKAWAY.
NEW SOAKAWAY TO BE MIN 1.0m x 1.0m x 1.2m
DEEP AND MIN 5.0m FROM BUILDINGS.

HEATING

PROVIDE HEATING TO BOTH ROOMS WITH
RADIATORS + THERMOSTATIC VALVES CONNECTED
TO EXISTING HEATING SYSTEM.
ALL IN ACCORDANCE WITH MANUFACTURERS
SPECIFICATIONS + RECOMMENDATIONS.

FOUL DRAINAGE

RE-ROUTE EXISTING FOUL DRAIN RUN FROM
PREMISES OF PROPOSED EXTENSION.
ALL DRAINAGE WORK TO COMPLY WITH
LOCAL AUTHORITY BUILDING CONTROL DEPT.
ALL CHAMBERS TO BE INSPECTED.

ABOVE GROUND

PROVIDE NEW 40mm WASTE PIPES TO
SINK + SHOWER. BOTH APPLIANCES TO
HAVE DEEP SEALED TRAPS INTO BWIC
ALL DRAINAGE WORK TO COMPLY WITH
LOCAL AUTHORITY BUILDING CONTROL DEPT.

SCOTTISH NORTHERN HOUSING ASSOCIATION
26 NOV 2000
Ref: 0675/00

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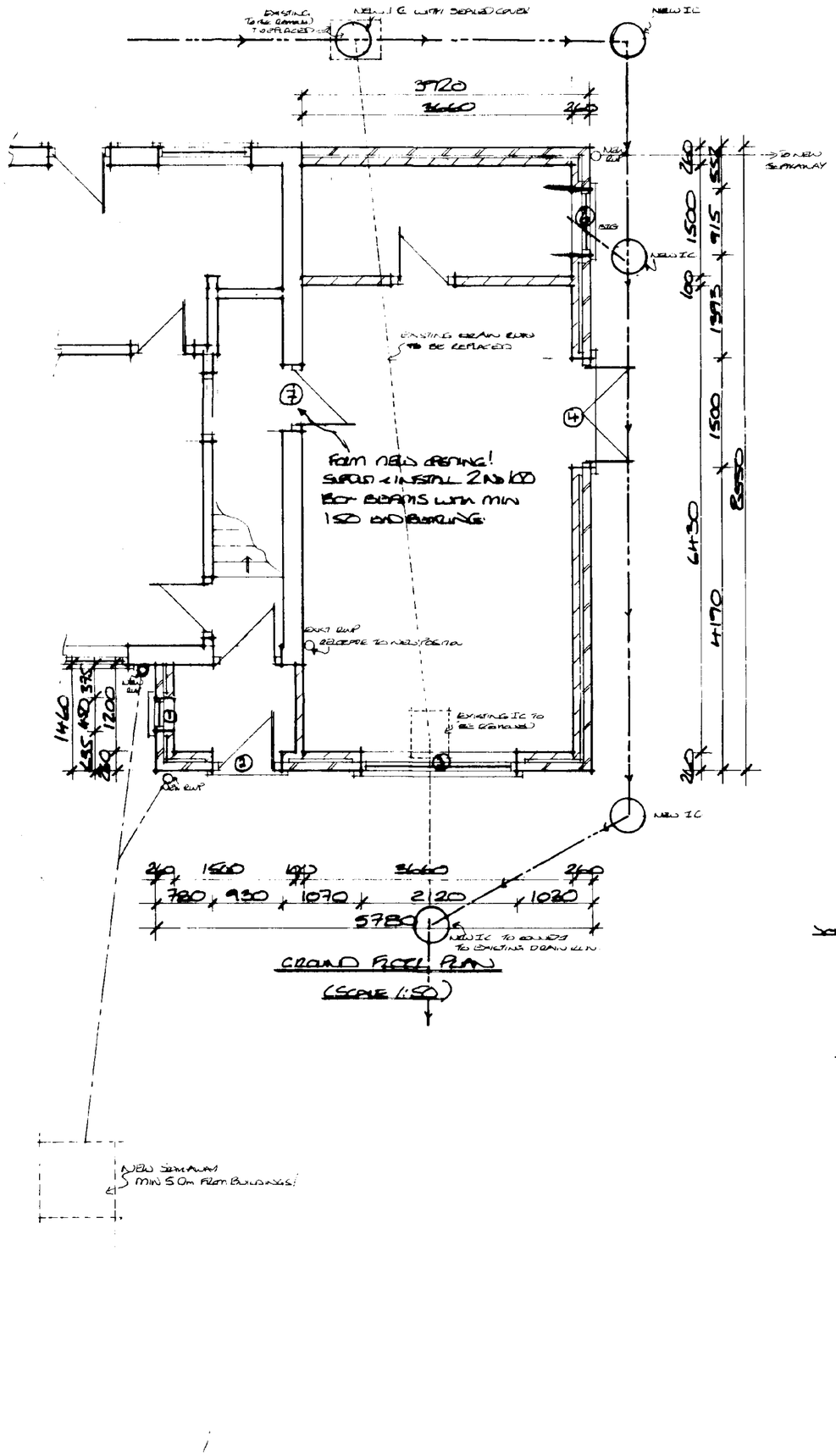
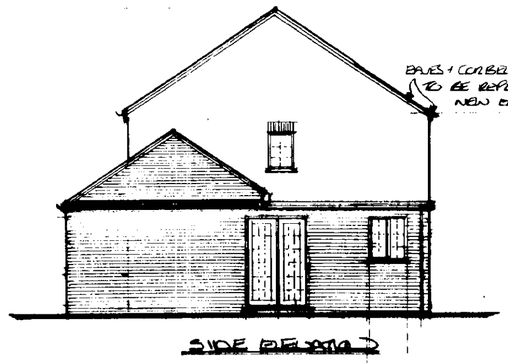
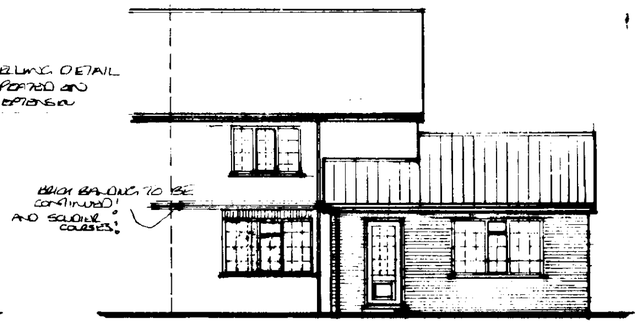




SIDE ELEVATION



FRONT ELEVATION
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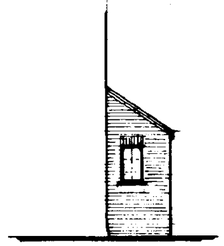
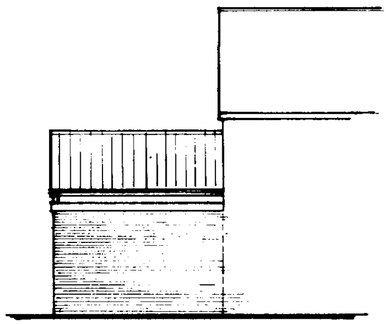
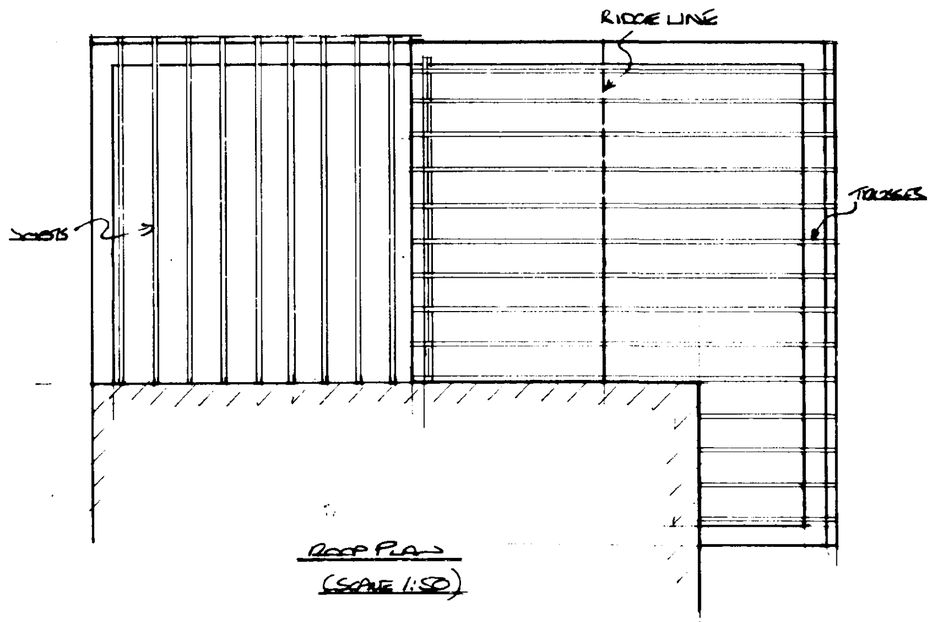


SIDE ELEVATION



REAR ELEVATION



ROOF PLAN
(SCALE 1:50)

SCOTTISH BORDERS COUNCIL
HOUSING & PLANNING
26 MAY 2000
Ref: 0675/00

MRS. M. DONALDSON, 59 BOWCATE, GOSBERTON, SPALDING, LINCS, PE11 4LL